

Zoning & Subdivision Report

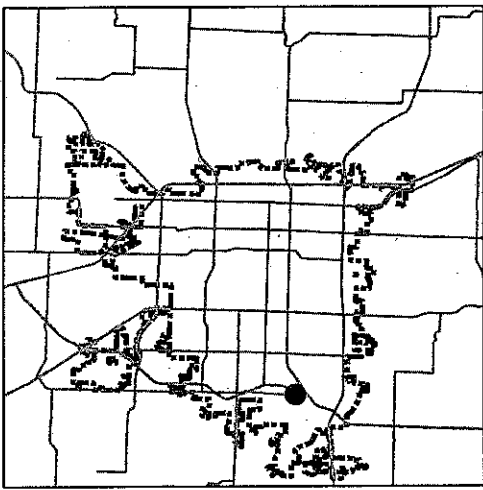
Planning & Development - 417/864-1611
840 Boonville - Springfield, Missouri 65801

Relinquish Easement 745

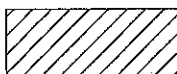
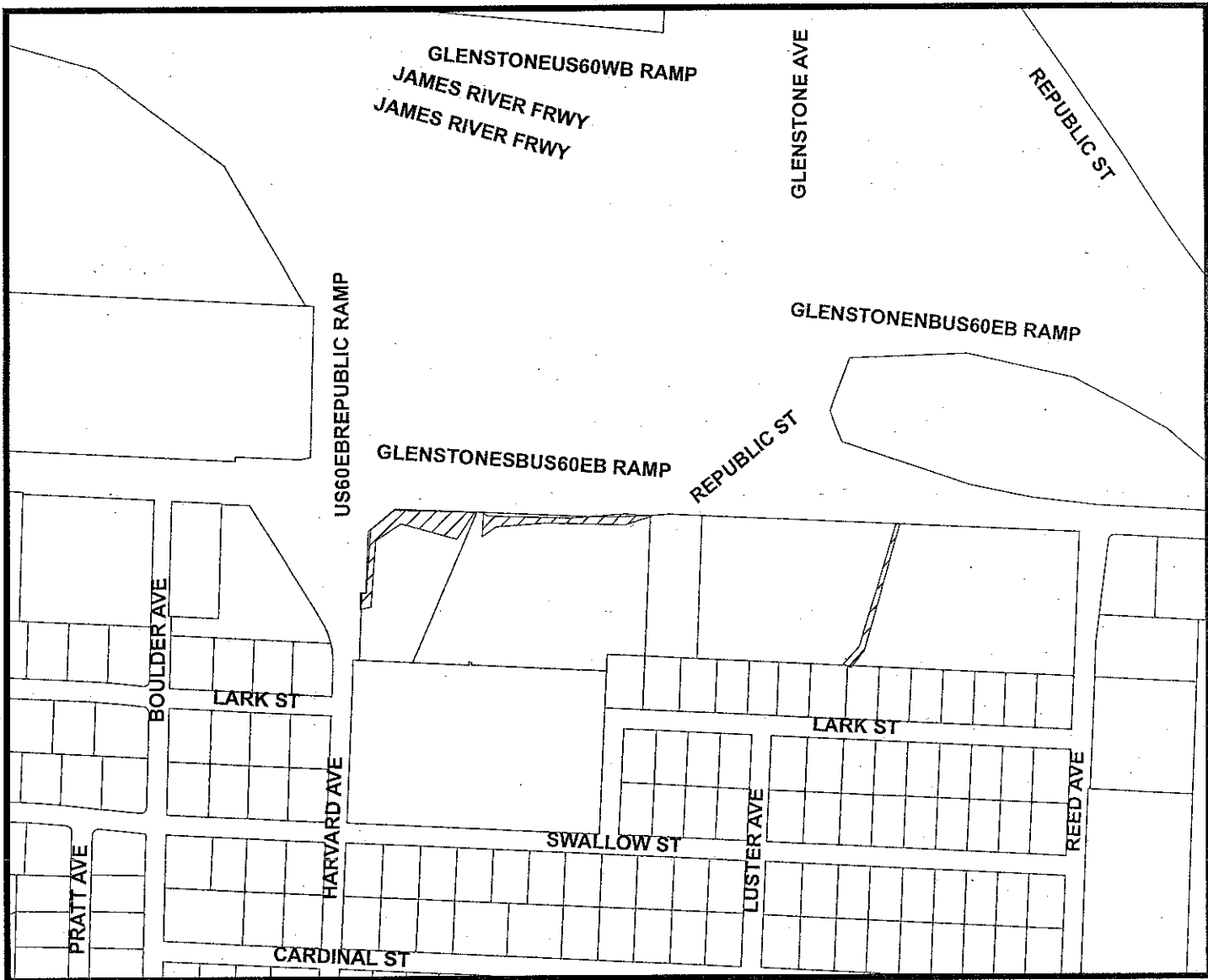
Location: south side 2100 block East Republic

Current Zoning: GR, General Retail

Proposed Zoning: N/A



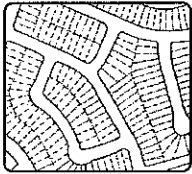
LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet



Zoning & Subdivision Report
Planning & Development Department ~ 417/864-1611
840 Boonville Avenue ~ Springfield, Missouri 65801

REQUEST TO RELINQUISH EASEMENT NUMBER 745

DATE: December 22, 2009

PURPOSE: To relinquish drainage easement and a side slope easement

LOCATION: South side, 2100 block East Republic Road

APPLICANT: Republic Road, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Bob Reed
Associate Planner

Attachment A:	Background report
Attachment B:	Approval criteria
Exhibit 1:	Legal descriptions
Exhibit 2:	Two drawings of the site

ATTACHMENT A
RELINQUISH EASEMENT NO. 745
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is asking to vacate a drainage easement and a "side slope easement" in order to facilitate the development of the subject site.

SANITARY SERVICES COMMENTS:

Sanitary Services has no problem relinquishing the easements.

CITY UTILITIES COMMENTS:

No objection to relinquishing the easements.

STORM-WATER COMMENTS:

No objection. No replacement easement is needed.

AT&T COMMENTS:

No objection.

TRAFFIC ENGINEERING COMMENTS:

No objections.

MISSOURI DEPARTMENT OF TRANSPORTATION COMMENTS:

At the time of this writing, MoDOT has not raised any concerns.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect utilities.
2. The subject easements are not needed. The easements need to be relinquished to facilitate development of the site.
3. No one has objected to this request.
4. The City is currently the legal owner of the side slope easement.

ATTACHMENT B
RELINQUISH EASEMENT NO. 745
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of these easements.

STAFF RESPONSE:

No one has objected to the relinquishment of these easements.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide utility service.

STAFF RESPONSE:

The easements are no longer needed because the site has been graded in preparation for new development.

3. That the retention of the easement no longer serves any useful public purpose.

STAFF RESPONSE:

The retention of the subject easements no longer serves any purpose.

RELINQUISH EASEMENT NO. 745
EXHIBIT 1

DESCRIPTION OF SIDE SLOPE EASEMENT TO BE RELINQUISHED:

A perpetual slope easement, being a part of the Northwest Quarter of Section 17, Township 28 North, Range 21 West in the City of Springfield, Greene County, Missouri and part of the grantor's land as described in Book 2004, Page 05986-04 at the Greene county recorder's office, said easement described as follows:

Commencing at the northeast corner of the Northwest Quarter of Section 17, Township 28 North, Range 21 West; thence S01°07'00"W along the east line of said Northwest Quarter, 35.22 feet to the south right-of-way line of Republic Road; thence N86°59'11"W along said right-of-way line, 12.43 feet to the point of beginning of the easement described herein; thence continuing N86°59'11"W along said right of-way-line, 62.84 feet; thence westerly along a nontangent curve to the right having a central angle of 15°20'39", a radius of 527.72 and a chord bearing of S85°19'12"W, an arc distance of 141.33 feet; thence N86°59'50"W, 528.09 feet; thence S51°52'54"W, 86.30 feet; thence south 02°23'07"W, 152.85 feet; thence N87°36'53"W, 10.00 feet; thence S02°23'07"W, 79.85 feet; thence S87°36'53"E, 30.00 feet; thence N02°22'21"E, 199.24 feet; thence N67°48'06"E, 93.94 feet; thence S70°04'11"E, 120.21 feet; thence N03°00'10"E, 85.00 feet; thence S86°59'50"E, 20.00 feet; thence S03°00'10"W, 85.00 feet; thence N77°24'36"E, 223.22 feet; thence N89°32'13"E, 239.76 feet; thence N76°48'48"E, 105.11 feet to the point of beginning, containing 36,177 square feet (0.830 acre).

DESCRIPTION OF DRAINAGE EASEMENT TO BE RELINQUISHED:

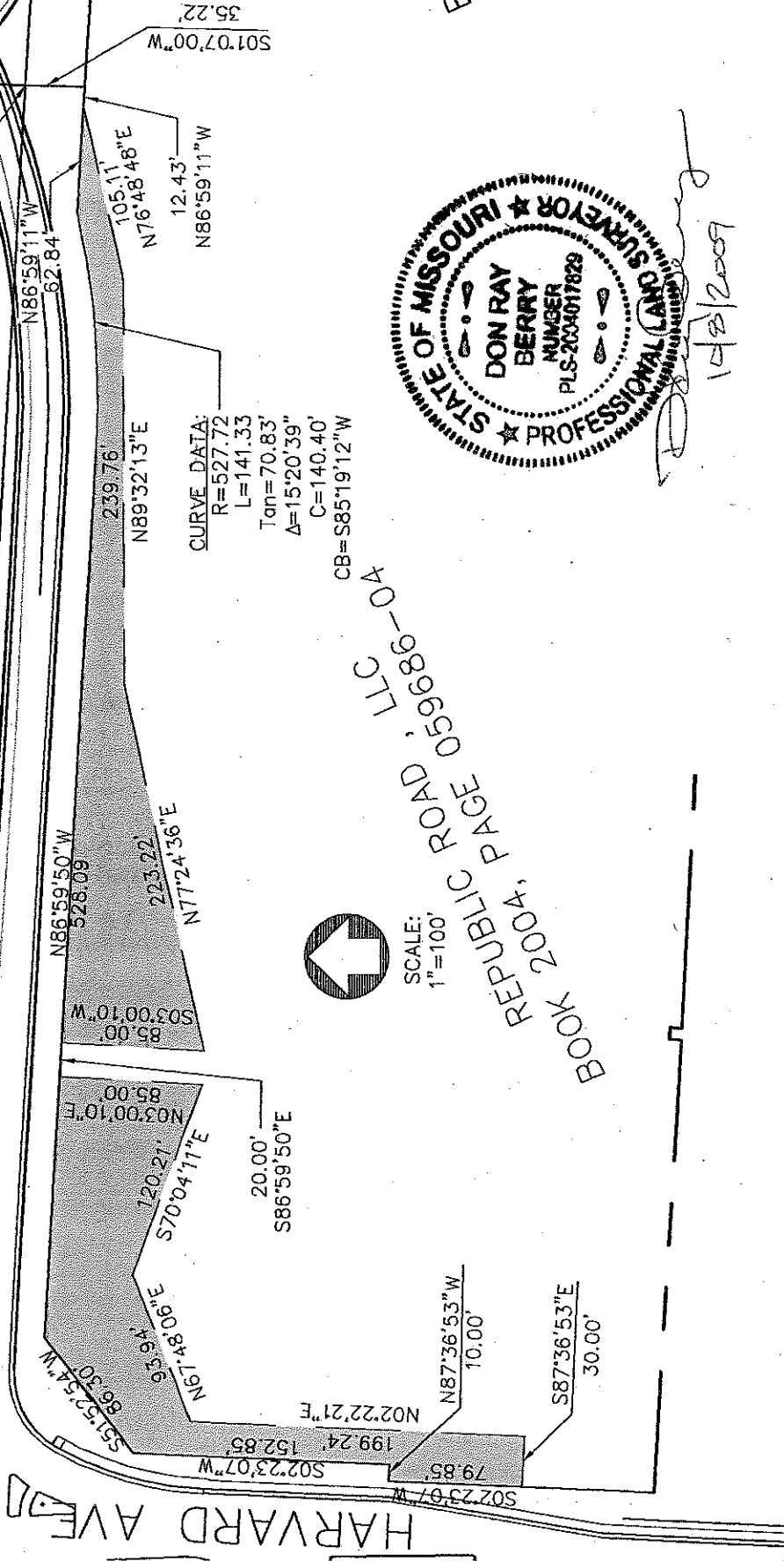
A drainage easement on, over, and across a parcel of land in the Northwest and Northeast Quarters of Section 17, Township 28 North, Range 21 West in the City of Springfield, Greene County, Missouri and part of the grantor's land as described in Book 2004, Page 05986-04 at the Greene county recorder's office, being more particularly described as follows:

Commencing at an aluminum monument at the northeast corner of the Northwest Quarter of Section 17, Township 28 North, Range 21 West ; thence S01°07'00"W, a distance of 32.08 feet to the south right-of-way line of Republic Road as it now exists; thence S87°12'22"E along said south right-of-way a distance of 569.19 feet for a point of beginning; thence S87°12'22"E continuing along said south right-of-way, a distance of 43.02 feet; thence S24°22'57"W leaving said south right-of-way line, a distance of 332.52 feet; thence S54°23'12"W a distance of 64.52 feet to the south line of the grantor's land; thence N87°11'23"W along said south line, a distance of 64.36 feet; thence N54°23'12"E leaving said south line, a distance of 104.22 feet; thence N24°22'57"E a distance of 305.80 feet to the point of beginning, containing 16,138 square feet more or less, all in Springfield, Greene County, Missouri and subject to any and all easements and restrictions of record.

REPUBLIC ROAD

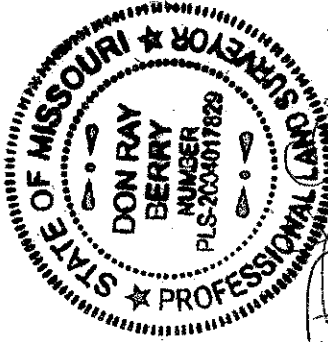
HARVARD AVE

ALUMINUM MON.
NE COR. NW 1/4



SCALE:
1"=100'

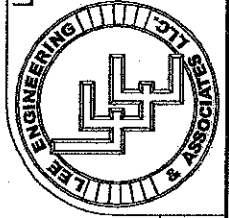
BOOK 2004, PAGE 059686-04
REPUBLIC ROAD, LLC



10/8/2009

NOTE:
THIS DRAWING HAS BEEN PREPARED ONLY AS AN
EXHIBIT TO ILLUSTRATE NEW EASEMENTS TO BE
DEDICATED BY RECORDED INSTRUMENTS AND IS
NOT TO BE CONSTRUED TO REPRESENT A
PROPERTY BOUNDARY SURVEY

DATE: 10/07/2009
SLOPE ESMT. EXHIBIT
FOR REPUBLIC ROAD, LLC.
PROJECT NO.:
635



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